

**MANHEIM TOWNSHIP
PLANNING COMMISSION
MINUTES
Wednesday
February 15, 2017**

A meeting of the Manheim Township Planning Commission was held on Wednesday, February 15, 2017 at 5:30 p.m. The following members were present: Chairman Michel Gibeault; Vice Chairman Jeffery Swinehart; Members: Mr. Walter Lee; Mr. John Shipman; Mr. John Hendrix; Ms. Stacey Betts and Ms. Maryann Marotta. The following Township Staff was present: Mrs. Lisa Douglas and Mrs. Shannon Sinopoli.

Roll Call

Mr. Gibeault called the meeting to order at 5:30 p.m. and conducted roll call.

Reorganization

Chairman Gibeault turned the gavel over to Township Staff, Lisa Douglas. Mrs. Douglas asked for nominations for the 2017 Planning Commission Chairman.

Mr. Shipman moved to appoint Mr. Gibeault as Chairman of the Manheim Township Planning Commission, seconded by Mr. Hendrix. Nominations were closed and motion carried unanimously.

Mrs. Douglas turned the gavel over to Chairman Gibeault. Chairman Gibeault asked for nominations for the 2017 Planning Commission Vice-Chairman.

Mr. Lee moved to appoint Mr. Swinehart as Vice Chairman of the Manheim Township Planning Commission, seconded by Mr. Hendrix. Nominations were closed and motion carried unanimously.

Appointment

1. Planning Commission Secretary

On a motion by Ms. Marotta it was recommended that the Manheim Township Planning Commission appoint Shannon Sinopoli as the Secretary of the Manheim Township Planning Commission and the custodian of its records, seconded by Mr. Swinehart.

Motion Approved 7-0.

Minutes

Mr. Gibeault asked for a motion on the December 21, 2016 Planning Commission meeting minutes. On a motion by Mr. Hendrix, it was recommended to approve the December 21, 2016 meeting minutes, seconded by Mr. Shipman.

Motion Approved 7-0.

Subdivision/Land Development Plans

- i. **Sunset Ridge II, Phase II** – Final, Phase II Subdivision & Land Development Plan – Amber Drive and Alexa Drive - Zoned R-1 and T-1 Overlay District.

Present representing this Final Phase II Subdivision and Land Development Plan was Mr. David Christian, David Christian and Associates and Mr. Sam Beiler.

Mr. Christian advised that this plan is the second of two phases and that the first phase is almost entirely completed.

Mr. Christian indicated that Phase I consisted of 22 lots and Phase II consists of the final 27 lots which also includes the construction of Amber and Alexa Drives.

Mr. Christian stated that as part of the Phase II plan, Petersburg Road will be widened 20-feet from the centerline and that curbing will be constructed.

Mr. Christian indicated that there will be a stormwater basin installed at the southwest corner of the development.

Mr. Christian advised that he hopes to have all of the remaining comments in the review letter addressed shortly.

Mr. Gibeault asked for public comment. There was no response.

On a motion by Mr. Shipman, it was recommended to approve this plan and modifications contingent upon the applicant obtaining the PennDOT Highway Occupancy Permit prior to presenting this plan to the Board of Commissioners for action and contingent upon a clean review letter, seconded by Ms. Marotta.

Motion approved 7-0.

- ii. **Sandwich Factory** – Preliminary/Final Land Development and Lot Add-On Plan – 2520 Lititz Pike - Zoned B-2, R-3 and T-1 Overlay District.

Present representing this Preliminary/Final Land Development Plan was Mr. Mark Campbell, Axios Consulting and Mr. Eric Perrone, Sandwich Factory.

Mr. Campbell indicated that the project site consists of a little over 1.5 acres and that presently there is 5,200 square feet of restaurant building area with 128 seats. The proposal consists of a 1,470 square foot addition and 58 new seats for a total building square footage of 6,700 square feet and a total of 186 seats.

Mr. Campbell advised that a lot add-on is also proposed with this project involving the area where the existing alley is located which will allow for an additional full movement access along Buch Avenue in addition to the existing full access along Lititz Pike.

Mr. Campbell indicated that 4 new parking spaces will be provided out in front of the restaurant and an additional 25 spaces will be provided on the additional lot add-on area.

Mr. Campbell advised that landscaping improvements are also proposed.

Mr. Campbell discussed the stormwater management design and the requested modifications.

Mr. Gibeault asked for public comment. There was no response.

On a motion by Mr. Swinehart, it was recommended to approve this plan and modifications contingent upon the applicant addressing all outstanding stormwater management comments prior to presenting this plan to the Board of Commissioners for action and contingent upon a clean review letter, seconded by Ms. Marotta.

Motion approved 7-0.

iii. Pickering Circle - Preliminary/Final Subdivision & Land Development Plan - Pickering Trail and New Holland Pike - Zoned R-2 and T-1 Overlay District.

Present representing this Preliminary/Final Subdivision and Land Development Plan was Mr. Sandy Kime, ELA Group.

Mr. Kime indicated that this project consists of approximately 6.5 acres located at the end of Pickering Trail which will be extended into a cul-de-sac to provide access to 6 new lots.

Mr. Kime stated that the property is zoned R-2 which requires a minimum lot size of 15,000 square feet for single family detached dwellings and advised that all of the proposed lot sizes will be at least 20,000 square feet.

Mr. Kime discussed the modification requests.

Mr. Gibeault asked for public comment. There was no response.

On a motion by Mr. Shipman, it was recommended to table this plan and modifications until all outstanding comments can be adequately addressed, seconded by Ms. Betts.

Motion approved 7-0.

Public Comment

There was no general public comment.

Adjournment

On a motion by Mr. Hendrix, it was recommended to adjourn the meeting, seconded by Mr. Lee.

Motion approved 7-0 and the meeting adjourned at 6:12 p.m.

The next Regular Planning Commission meeting is scheduled for Wednesday, March 15, 2017 at 5:30 p.m.

Respectfully submitted,

Shannon L. Sinopoli
Planning Commission Secretary